

CHAPTER 11

H HOSPITAL DISTRICT

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14-11-101 PURPOSE AND OBJECTIVES

The purpose of the Hospital Zone is to provide for the establishment, growth, and maintenance of hospital and related medical facilities in a manner that is harmonious with surrounding areas. The district will permit hospital facilities and certain other health service accessory uses designed to be subordinate to and supportive of hospital facilities. Special concern regarding site treatment will be required to preserve areas of residential development. This will be accomplished in part by requiring adequate off-street parking, landscaped buffers, fencing, regulating building height and mass, attractive open space, yard areas, and other design features to minimize the impact of these uses on neighboring residential properties.

14-11-102 PERMITTED USES

All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

The following uses are permitted in the H Zone:

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
1111 ¹	Single Family Dwelling (Existing units only)
1121 ¹	Two Family Dwelling (Duplex)(Existing units only)

¹Amended 11/12/97 Ordinance No. 97-32

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
1131 ²	Multiple Family Dwelling (Existing units only)
1141 ²	Apartments (low-rise)(Existing units only)
4800	Utilities (lines and rights-of-way only) (Except 4850)
5912	Prescription Pharmacy (intended for the convenience of permitted, established uses and/or clients thereof, provided that no such business occupies more than fifteen (15) percent of the total floor area of the building in which it is located and has no separate street entrance)
5996	Optical shop (intended for the convenience of permitted, established uses and/or clients thereof, provided that no such business occupies more than fifteen (15) percent of the total floor area of the building in which it is located and has no separate street entrance)
6510	Medical and other health services (except 6516)

Accessory Uses:

- A. Temporary buildings for uses incident to construction work, which building must be removed upon completion or abandonment of the construction work.
- B. Concessions and/or services which are customarily provided for the convenience of hospital patrons provided that access to such uses is only from within the building; that there is no exterior evidence of such accessory uses such as signs or display windows, and also that total floor area used for such accessory uses shall not exceed ten (10) percent of the ground floor area of the building.

14-11-103 CONDITIONAL USES

The following uses and structures are permitted in the H Zone only after a Conditional Use Permit has been approved by the Planning Commission and subject to the terms and conditions thereof:

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
4392	Heliport (pad only)

²Amended 11/12/97 Ordinance No. 97-32

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
4710	Telephone Communication (except 4718)
4814	Electric regulating substations
4824	Gas pressure control stations
4836	Water pressure control stations and pumping plants
4844	Sewage pressure control stations
6516	Convalescent and rest home services. (Does not include sanitariums or asylums.)

14-11-104 LOT AREA

The minimum lot area in the H Zone shall be determined through site plan review for adequate off-street parking, landscaping, building coverage, etc.

14-11-105 LOT FRONTAGE

The minimum lot frontage in the H Zone shall be determined through site plan review for adequate ingress and egress for traffic safety.

The following minimum yard requirements shall apply in the H Zone:

- A. Front Yard. The minimum depth of the front yard be thirty (30) feet.
- B. Side Yard. The minimum side yard for any hospital building or extended medical care facility shall be twenty-five (25) percent of the building height, but in no case less than twenty (20) feet, and the total width of the two side yards shall be fifty (50) percent of building height, but in no case less than forty (40) feet.

The minimum side yard for any other structure or accessory building shall be ten (10) feet, and the total width of the two (2) required side yards shall be less than twenty (20) feet. The minimum side yard for buildings over twenty (20) feet shall be fifty (50) percent of the building height. The minimum side on a corner lot shall be thirty (30) feet.

- C. Rear Yard. The minimum depth of the rear yard for any building shall be thirty (30) feet.

14-11-107 BUILDING HEIGHT

Building height for hospital structures or extended medical care facilities will be determined by the Planning and Zoning Commission after review and recommendation by the Fire and Building

Departments, except in no case shall a hospital building be erected to a height greater than seven stories or one hundred (100) feet.

No accessory buildings shall exceed a height greater than four (4) stories or forty-eight (48) feet.

14-11-108 DISTANCE BETWEEN BUILDINGS

The minimum distance between buildings shall be determined through site plan review after review and recommendation by the Fire and Building Departments.

14-11-109 PERMISSIBLE LOT COVERAGE

In the H Zone, all building and structures shall not cover more than sixty (60) percent of the lot or parcel of land upon which they are placed.

14-11-110 PARKING, LOADING AND ACCESS

Parking requirements in the H Zone shall be as follows:

1. Hospitals - one (1) parking space for each two hundred fifty (250) square feet of net floor area.
2. Extended care facility - one and one-half (1 parking space for each bed.
3. Medical and dental clinics - one parking space for two hundred (200) square feet of gross floor area or four (4) spaces for each practitioner, whichever is greater.
4. Off-street parking will not be permitted in any lane or aisle space.

Loading docks and access to such docks shall be determined by site plan review as permitted under the Uniform Building and Fire Codes.

14-11-111 SITE PLAN APPROVAL

Prior to construction of any building or development, a final site plan shall be submitted to and be approved by the Planning Commission. Said plan shall be drawn to scale and contain the following information:

1. The location of all existing and proposed main and accessory buildings on the site, with full dimensions showing distances between buildings and distances from buildings to adjacent property lines drawn to scale.
2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
3. The location of existing buildings on the site and adjacent properties.

4. A preliminary landscaping plan showing landscaped areas intended to be used as buffers, walls and/or fences, and other means of visual and physical separation.
5. Preliminary elevations of main buildings showing general appearance and types of external materials to be used.
6. A lighting plan showing the location and intensity all proposed lighting on the site, and how said lighting will be shielded from adjacent properties.
7. A signage plan showing sizes, elevations, and of all signs to be used on the site.

14-11-112 OTHER REQUIREMENTS

A. Landscaping. In the H Zone, the following landscaping requirements shall be as follows:

1. Ten (10) feet of landscaping shall be required along frontage areas not occupied by drive accesses.
2. All landscaping must be sprinkled and planted substantial live plant material for the purpose of buffering, screening and beautifying the site. At plant maturity the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
3. Landscaping adjacent to residential zoning will a minimum buffer of ten (10) feet.
4. Landscaping adjacent to off-street parking within required yard areas will require a minimum landscaped area of five (5) feet providing it does not abut residential zoning.
5. Landscaping shall also be installed in all park to the same standards as other on-site landscaping. Asphalt or concrete paving in place of landscaping between the sidewalk and curb is prohibited.
6. Landscaping must cover at least ten (10) percent of development site.
- 7.³ Landscaping shall also be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt or concrete paving, any other solid type material such as brick, stone or railroad ties, or loose gravel or landscape rock in place of landscaping between sidewalk and curb is prohibited.

B. Fencing. Fencing shall be determined by Conditional Use Permit. Particular concern is expressed where hospital property abuts adjoining residential properties. In this case, a six (6) foot

³Amended 11/15/95 Ordinance No. 95-23

high solid barrier fence shall be installed according to Bountiful City fence requirements. The type of fence construction materials will be determined by the Planning Commission as part of the Conditional Use Permit application.

C. Trash Storage. The following provisions shall apply to storage and disposal of trash and other used materials and debris in the H Zone:

1. A screened or otherwise enclosed area will be as an integral part of the on-site buildings or an outside area designated for having a dumpster or other trash control device to keep the trash out of public view and controlled to keep litter from scattering throughout the area. If incineration is used on site, all emissions must comply with all Environmental Protection Agency and Board of Health regulations.